

February 13, 2013

**ITEM NO. D4**

**AUTHORIZATION TO ENTER INTO A CONTRACT WITH MADISON  
CONSTRUCTION COMPANY FOR LIFE SAFETY UPGRADES, PLUMBING RISER  
REPLACEMENT AND COMMON AREA IMPROVEMENTS AT LIDIA PUCINSKA  
APARTMENTS AND LIDIA PUCINSKA ANNEX**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for building life safety upgrades, plumbing riser replacement and common area modernization in the Lidia Pucinska Annex (847 N. Greenview) and for building life safety upgrades, and common area modernization in the Lidia Pucinska Apartments (838 N. Noble) both senior buildings in the amount of \$11,418,000.00. The work is to be completed by no later than six hundred sixty (660) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

The Development Executive Vice President (EVP), the Office of the General Counsel and the Office of Procurement have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL:** Ensure CHA's portfolio is safe, decent and sustainable

**FUNDING:** General Fund - FY2013

**SOLICITATION SUMMARY**

**Specification No.:** IFB 12 - 00993

**Vendor No:** Madison Construction Company  
Rob Ferrino, President  
15657 S. 70th Court  
Orland Park, IL 60462

**Contract Type:** Construction Services

**Solicitation Release Date:** November 20, 2012

**Base Contract Amount:** \$11,418,000.00

**Days Advertised:** 35 business days

**Base Contract Period:** six-hundred sixty (660) days

**Addendum(s):** 2

**Option Period:** N/A

**Pre-Bid/Proposal Date:** December 3, 2012

**Publications:** Chicago Sun-Times, Defender, Extra, CHA website, BuySpeed

**Solicitation Due Date:** January 4, 2013

**Vendor List:** 757

**Assist Agencies:** 64

**Pick-Up List:** 63

**Respondents:** 7

**M/W/DBE Participation:**

**Direct** MBE 43.5 % WBE \_\_\_\_\_ % DBE \_\_\_\_\_ %

**Section 3:**

Hiring # 4 Subcontracting \$ 24.5% Other Economic Opportunities \_\_\_\_\_

Section 3 Positions: (1) Laborer, (1) Carpenter, (1) Roofer, (1) Painter

Section 3 Business Concern: (25%) Ashlaur Construction

**GENERAL BACKGROUND**

The purpose of this contract is to modernize both building to comply with the high-rise life safety ordinance as well as capital maintenance components for both buildings. The modernization activity will enhance accessibility at building entrances and common areas, extend the useful life of the buildings, increase the value of the properties, and improve overall quality and sustainability of existing dwelling and non-dwelling units.

Both Lidia Pucinska Apartments and Lidia Pucinska Annex buildings are located within a common campus style setting. The apartment building is a nineteen (19) story building containing one hundred seventy one (171) dwelling units, originally constructed in 1965, and located at 838 N. Noble Street. The Annex is a nine (9) story building containing two hundred four (204) dwelling units, built in 1969 and located at 847 N. Greenview Street.

The following is the comprehensive scope of work for the two (2) buildings:

**Fire Life Safety Improvements:**

1. Fire Communication System (lobby/corridor, stairwell, and elevator 2-way communication system)
2. Elevator Systems (recall system, automatic transfer switch)
3. Fire Alarm/Suppression System (sprinklers in common areas and trash chutes, smoke detectors, fire pumps, etc.)
4. Security Cameras

**Other Building Improvements:**

1. Security Camera Installation (lobbies and hallways)
2. Plumbing Improvements (new domestic hot and cold water risers, along with horizontal water lines to bathroom/kitchen and water valves) in the 847 N. Greenview building only
3. Unit Improvements (new cabinets/countertops, appliances, bathroom/kitchen plumbing fixtures, flooring and painting) in the 847 N. Greenview building only
4. Lobby and Hallway Improvements (lighting, flooring, painting, reception desk, etc.)
5. Common Area Improvements (new 1st floor bathroom flooring and plumbing fixtures, new ceiling, painting, flooring at building entrance and general office area)
6. Common Area Modifications – to comply with the Americans with Disabilities Act code requirements

The Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will bring the building into compliance with the ordinance. The existing galvanized plumbing risers are recommended to be replaced throughout both buildings per the Chicago Building Code and best practices.

**The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable Department of Housing and Urban Development procurement laws.**

**The EVP concurs with the recommendation to enter in a contract with Madison Construction Company for building life safety upgrades, plumbing riser replacement and common area improvements in the amount of \$11,418,000.00 at Lidia Pucinska Apartments/Annex.**

**The CEO/President recommends the approval to execute a contract with Madison Construction Company for building life safety upgrades, plumbing riser replacement and common area improvement at Lidia Pucinska Apartments/Annex.**

**RESOLUTION NO. 2013-CHA-10**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 13, 2013 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH MADISON CONSTRUCTION COMPANY FOR LIFE SAFETY UPGRADES, PLUMBING RISER REPLACEMENT AND COMMON AREA IMPROVEMENTS AT LIDIA PUCINSKA APARTMENTS AND LIDIA PUCINSKA ANNEX";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for building life safety upgrades, plumbing riser replacement and common area improvements in the amount of \$11,418,000.00 at both Lidia Pucinska Apartments and Lidia Pucinska Annex senior residence buildings . The work is to be completed by no later than six hundred sixty (660) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to Madison Construction's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

